



**46 GEORGE STREET
ALVA
FK12 5AP**

This DETACHED COTTAGE enjoys a picturesque setting at the foot of the Ochil Hills. Currently in need of upgrading and modernisation the property currently comprises four principal apartments, kitchen, shower room, rear vestibule and utility room/workshop. The property has double glazing where stated, enclosed garden grounds and a garage.

FIXED PRICE £160,000

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This detached cottage enjoys a picturesque setting within the historic town of Alva set dramatically at the foot of the Ochil Hills. Seldom in this market is it possible to find such an original example forming a unique canvas from which to create an individual home. The rooms which are all on one level and are of generous proportions currently comprise: reception hall, 4 principal apartments (suitable as either two or three bedrooms), kitchen with patio doors, rear vestibule, shower room, small workshop/utility. The property benefits from double glazing (Everest) where stated and enclosed garden and single garage are also to be found. Some modernisation may be required.

TRAVEL:

Upon entering the town of Alva from Tilllicoultry follow the A91 (East Stirling Street) and then turn left into Brook Street and then turn fourth right into George Street. No 46 is on the right hand side.

ACCOMMODATION:

All sizes are approximate

HALL: 15'4 x 3'8 (4.6m x 1.1m)

Entry to the hall is via double glazed door into a long reception hallway. The reception hallway has service hatch into loft space. Doors through to lounge, bedroom 2 and bedroom 3.

BEDROOM 3: 16'0 x 14'4 (4.8m x 3.3m)

Twin double glazed windows to front. Shelved press cupboard. Focal fireplace with tiled hearth and surround. Fitted carpet floorcovering.

BEDROOM 2: 14'5 x 11'9 (4m3 x 3m5)

Good sized room with twin window to front. Shelved press cupboard. Fitted carpet floorcovering. Ample space for freestanding furniture.

LOUNGE: 16'0 x 13'10 (4.8m x 4.2m)

The lounge has double glazed window to rear. Focal fireplace. Doors through to hall, kitchen and bedroom 1. Recessed display alcove.

BEDROOM 1: 16'1 x 13'10 (4.9m x 4.2m)

Large well proportioned double bedroom with double glazed window to rear. Focal tiled fireplace. Fitted carpet floorcovering. Shelved press cupboard with built-in display cabinet.

KITCHEN: 12'11 x 11'8 (3.9m x 3.5m) max points

The kitchen has window to side and double glazed patio doors through to the garden. Fitted floor and wall mounted units with co-ordinated work surfaces. Twin bowl stainless steel sink. Doors through to rear vestibule.

REAR VESTIBULE:

Double glazed door through to garden. Door through to bathroom and workroom.

BATHROOM:

Opaque double glazed window to rear. Extensive tiling to walls. Shower cubicle. Wash hand basin. Fitted w.c.

UTILITY ROOM: 8'4 x 4'2 (2.5m x 1.2m)

Currently utilised as workshop but suitable for conversion to utility style room. The room has double glazed window to side and rear.

GARDENS:

To the rear of the property there is an enclosed mature garden area forming an attractive setting with views towards the Ochil Hills.

GARAGE:

To the side of the property there is a garage affording additional off-street parking if required.

VIEWING:

Strictly by appointment through our Property Department



on 01259 723201.

ENTRY:

Negotiable to suit the purchaser.

REF:

KMcL/A1070

COUNCIL TAX:

Band 'E' - £1,884.14

HOME REPORT:

A Home Report is available for this property. Please ask for details.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

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